

BOCA RESERVE PUD
FINAL MASTER PLAN
PREPARED FOR MINTO FLORIDA
PALM BEACH COUNTY, FLORIDA

TREE PRESERVATION CHART

I.D. NUMBER	TREE TYPE	TREE SIZE
(NATIVE)		
5013	MAPLE	3"
5017	SABLE PALM	10"
5023	TRIP OAK	4"
5024	BANYAN	48"
(NON-NATIVE)		
100	SILK OAK	7"
101	COCONUT	12"
102	MANGO	5"
103	AVOCADO	6"
104	COCONUT	7"
105	BLACK OLIVE	24"
106	ARECA CLUSTER	-
107	ARECA CLUSTER	-
108	COCONUT	9"

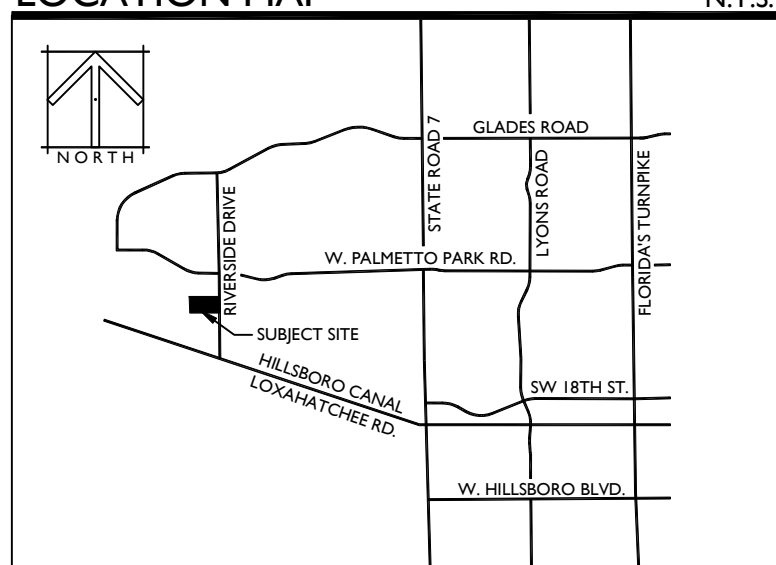
LEGEND

AC = ACRES
BCC = BOARD OF COUNTY COMMISSIONERS
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENT
DRO = DEVELOPMENT REVIEW OFFICERS
D.U. = DWELLING UNITS
E = EAST
EX. = EXISTING
FLU = FUTURE LAND USE
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
MAX. = MAXIMUM
MIN. = MINIMUM
N = NORTH
N/A = NOT APPLICABLE
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PDD = PLANNED DEVELOPMENT DISTRICT
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
R/W = RIGHT-OF-WAY
S = SOUTH
S.F. = SQUARE FEET
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
ULDC = UNIFIED LAND DEVELOPMENT CODE
W = WEST
WHP = WORKFORCE HOUSING
WHP = WORKFORCE HOUSING PROGRAM
Z = ZONING

AMENDMENTS

ZAR-2012-1063 5/8/2012
ZZR-2012-2127 8/30/12

LOCATION MAP



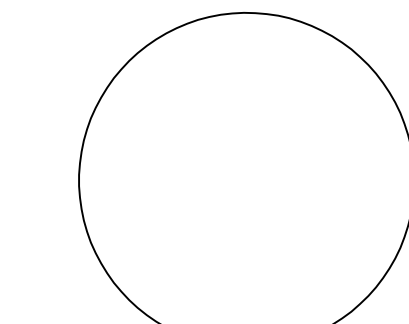
ZONING STAMP

PROJECT #: 01000-807

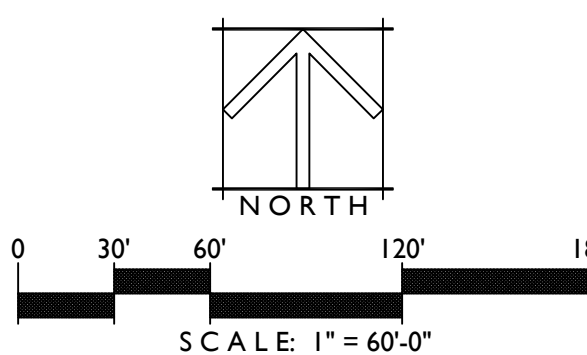
CONTROL #: 2011-244
APPLICATION#: 2011-3203
RESOLUTION#: 2011-1850 &
ZR-2012-001
EXHIBIT #: 7
SUPERCEDES EXH#: 4

DATE APPROVED: 2-8-2012
PROJECT MANAGER:
Joyce Lawrence

REVISION DATES		
DATE	APPROVAL	NOTES
5/1/11		INITIAL REZONING SUBMITTAL
6/2/11		REZONING RESUBMITTAL
7/25/11		REZONING RESUBMITTAL
8/15/11		REZONING RESUBMITTAL
9/19/11		REZONING RESUBMITTAL
11/16/11		VARIANCE INITIAL SUBMITTAL
12/20/11		FINAL DRO INITIAL SUBMITTAL
01/23/12		FINAL DRO RESUBMITTAL
02/08/12		FINAL DRO CERTIFICATION RESUBMITTAL
06/04/12		AGENCY REVIEW - PLAT COMMENTS
06/04/12		ZONING REVIEW - ENG COMMENTS
06/04/12		ZONING REVIEW - ENG COMMENTS
06/16/12		ZONING REVIEW - PAYING UPDATES



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DRAWN BY: RHD
DRAWING #: 2012-08-21_FSP_13363_ZR.dwg
FILE #: 1336.3

SHEET #
FMP.I

SITE DATA

PROJECT NAME	BOCA RESERVE PUD
CONTROL NO.	2011-00244
APPLICATION NO.	PDD-2011-01175, ZV-2011-02922, DRO-2011-03181, DROE-2011-03203
LAST BCC APPROVAL DATE	DECEMBER 1, 2011
RESOLUTION NO.	R-2011-1850 & ZR-2012-001
TIER	URBAN/SUBURBAN
FUTURE LAND USE DESIGNATION	LOW RESIDENTIAL (LR-2)
ZONING DISTRICT	PLANNED UNIT DEVELOPMENT (PUD)
SECTION 27	TOWNSHIP 47
PROPERTY CONTROL NUMBERS (PCN)	RANGE 41 00-41-47-27-01-003-0010 00-41-47-27-01-003-0020 (824,051 S.F.) 18.92 AC.
TOTAL GROSS SITE AREA	44 D.U.
TOTAL DWELLING UNITS	233 D.U./AC.
GROSS DENSITY	5 D.U. (OFF-SITE)
TOTAL WORKFORCE HOUSING (WHP) UNITS	SINGLE FAMILY RESIDENTIAL
PROPOSED USE/HOUSING TYPE	DETACHED
HOUSING CLASSIFICATION	35' MAX.
BUILDING HEIGHT	44 D.U.
CONCURRENCY	44 D.U.
*CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN.	
LAKE WATER SURFACE AREA	33.31 AC.
LAKE TRACT AREA	4.41 AC.
RECREATION AREA REQUIRED (TOTAL D.U. x .006)	(11,500 S.F.) 0.26 AC.
PRIVATE RECREATION TRACT PROVIDED	(21,344 S.F.) 0.49 AC.
RECREATION AREA	(12,530 S.F.) 0.29 AC.
LIFT STATION EASEMENT	(1,193 S.F.) 0.03 AC.
LANDSCAPE BUFFER EASEMENT	(7,621 S.F.) 0.17 AC.

PROPERTY DEVELOPMENT REGULATIONS

ZONING DISTRICT		LOT DIMENSIONS			BUILDING COVERAGE	SETBACKS			
		SIZE	WIDTH AND FRONTAGE	DEPTH		FRONT	SIDE	SIDE STREET	REAR
PUD (SINGLE FAMILY)	REQUIRED	6,000 S.F.	65'	75'	40% MAX.	25'-FRONT LOADED GARAGE 15'-SIDE LOADED GARAGE OR LIVING SPACE	7.5'	15'	15'
	PROVIDED	8,450 S.F.	65'	130'	40% MAX.	25'-FRONT LOADED GARAGE 15'-SIDE LOADED GARAGE OR LIVING SPACE	7.5'	15'	15'
PUD (RECREATION)	REQUIRED	11,500 S.F.	65'	75'	30% MAX.	25'	15'	25'	15'
	PROVIDED	12,530 S.F.	165'	79'	30% MAX.	25'	15'	25'	15'

-THIS PROJECT UTILIZES ULDC ARTICLE 5.G.1.E.4.h. OPTION 3 - FLEXIBLE REGULATIONS:
1) 10% DEVIATION FOR THE PDR'S OF BUILDING COVERAGE AND SIDE AND REAR SETBACKS.
2) 20% DEVIATION FOR THE PDR'S OF BUILDING COVERAGE AND SIDE AND REAR SETBACKS FOR ONE FLOOR UNITS WITH NO LOFT OR OTHER SIMILAR FEATURE.

-THIS PROJECT UTILIZES ULDC ARTICLE 5.G.1.E.4.i. OPTION 4 - PDD OPEN SPACE REDUCTION:
REDUCTION OF REQUIRED OPEN SPACE FROM 40% TO 30%.

PLANNED DEVELOPMENT TABULAR DATA

POD NAME	PDD LAND USE	ACRES	LAST BCC APPROVAL # UNITS/SF EX # N/A	LAST DRO APPROVAL EXHIBIT # N/A				REQUEST [] BCC [x] INITIAL DRO (/ one)				CHANGE FROM LAST BCC APPROVAL (# & %)	
				HOUSING TYPE	# UNITS	DENSITY/ SF	HOUSING CLASS	HOUSING TYPE	# UNITS	DENSITY/ SF	HOUSING CLASS		
RESIDENTIAL	RESIDENTIAL	18.65 AC.	N/A	N/A	N/A	N/A	N/A	SINGLE FAMILY	44 UNITS	2.33 D.U./AC.	DETACHED	N/A	N/A
RECREATION	RECREATION	0.29 AC.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

VARIANCES

APPLICATION NO.	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
ZV-2011-02922	V-1: 7.F.8 PERIMETER LANDSCAPE REQUIREMENTS: PERIMETER COMPATIBILITY BUFFER	MINIMUM 5 FEET	0 FEET	TO ELIMINATE THE COMPATIBILITY BUFFER ALONG NW, SW, AND WEST PROPERTY LINES (ADJACENT TO EXISTING LAKE)
	V-2: 8.H.1 OFF-SITE DIRECTIONAL SIGNS (WITHIN THE MEDIAN OF RIVERSIDE DRIVE ROW AT THE INTERSECTION OF W PALMETTO PARK ROAD ROW)	FOR PARCELS THAT HAVE ACCESS BUT NO FRONTAGE ON AN ARTERIAL OR COLLECTOR STREET	PARCEL THAT HAS ACCESS AND FRONTAGE ON AN ARTERIAL OR COLLECTOR STREET	TO ALLOW AN OFF-SITE DIRECTIONAL SIGN FOR A PARCEL THAT HAS ACCESS AND FRONTAGE ON AN ARTERIAL OR COLLECTOR STREET
	V-3: 8.H. OFF-SITE DIRECTIONAL SIGNS LOCATIONS	NOT ALLOWED WITHIN A PUBLIC ROW OR EASEMENT	LOCATED WITHIN RIVERSIDE DRIVE ROW AND MORE THAN 50 FEET FROM POINT OF INGRESS	TO ALLOW AN OFF-SITE SIGN TO BE WITHIN RIVERSIDE DRIVE ROW AND MORE THAN 50 FEET FROM THE POINT OF INGRESS
	V-4: OFF-SITE DIRECTIONAL SIGNS	MAX. SIGN FACE AREA (SFA) - 24 S.F.	60 S.F.	ADDITIONAL 36 S.F. OF SIGN FACE AREA

NOTES

THIS PROJECT UTILIZES ULDC SECTION 5.G.1.G.4 OPTION 4 - IN-LIEU PAYMENT TO MEET THE WHP REQUIREMENTS. BELOW IS THE ANTICIPATED PAYMENT COSTS.

FEES	RATE	# OF DU	TOTAL \$
BUY-OUT OF WHP UNITS	\$81,500	5	\$407,500